

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
March 2, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, J. Goodwin (Chair) R. Hall K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan,
Members absent: P. Plante
Alternates present: V. Ward, S. Westa
Alternates absent: P. Aho
Staff Present: Linda Painter, Director of Planning and Development; Jennifer Kaufman, Natural
Resources and Sustainability Coordinator; Mary Stanton, Town Clerk

Chair Goodwin called the meeting to order at 7:00 p.m., appointing alternate S. Westa to act in the absence of P. Plante.

Minutes:

- a. 2-17-15 Meeting Minutes –B. Chandy MOVED, B. Ryan seconded, to approve the 2-17-2015 meeting minutes as presented. The Chair noted for the record that she listened to the audio recording of the meeting. MOTION PASSED UNANIMOUSLY.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's report.

Public Hearing:

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)

Chair Goodwin convened the public hearing at 7:01 p.m. Director of Planning and Development Linda Painter read the public hearing notice, noted the following correspondence and read the January 20, 2015 letter from the Capitol Region Council of Governments Regional Planning Commission into the record:

Committee and Agency Referrals

- January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- Undated Letter from Mansfield Commission on Aging
- January 15, 2015 Memo from the Transportation Advisory Committee
- February 3, 2015 Memo from the Agriculture Committee
- February 22, 2015 Memo from the Mansfield Parks Advisory Committee
- February 17, 2015 Memo from the Open Space Preservation Committee
- February 18, 2015 Memo from the Conservation Commission
- January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee

Resident and Property Owner Comments

- Comment form from Donald B. Hoyle, 125A Bassetts Bridge Road (with attachments on fracking and oil pipeline extension article)
- Comment form from Meg Reich, 343 Bassetts Bridge Road
- Comment form from Julia Barstow, 139 Woodland Road
- Comment form from Bettejane Karnes, 353 North Eagleville Road
- Comment form from Pat Hempel
- Comment form from Miriam Kurland, 287 Wormwood Hill Road

- Undated Letters from Wilfred T. Bigl, 17 Hill Pond Drive (one addressed to the PZC Chair, one to the Director of Planning and Development)
- December 22, 2014 Comment from William Shakalis submitted through Joomag on-line portal
- December 29, 2014 Comment from John Perch submitted through Joomag on-line portal
- January 30, 2015 Comment from Mansfield Resident submitted through Joomag on-line portal
- January 2015 Letter from Charles Galgowski
- February 3, 2015 Email from Joan Buck
- February 9, 2015 Letter from Anthony Gioscia, 1708 Stafford Road
- February 10, 2015 Email from Emile Poirier
- February 12, 2015 Email from Vicky Wetherell
- February 20, 2015 Comment from John Fratiello submitted through Joomag on-line portal
- February 22, 2015 Email from Tulay Luciano to the Town Council and Town Manager
- February 24, 2015 Comment from Virginia Walton (Mansfield Recycling Coordinator) submitted through Joomag on-line portal
- February 25, 2015 Comments from Celeron Square (received in an email from John Sobanik)
- Draft Minutes of February 23, 2015 Town Council Public Hearing

L. Painter made a brief power point presentation summarizing the main objectives of the Plan. Copies of the presentation were distributed to members and made available to the public in attendance.

Jacqueline Gryphon, Cedar Swamp Road, asked if an Environmental Impact Evaluation has been or will be scheduled for the Four Corners sewer project and commented that she is concerned about impacts on the area's natural resources and wildlife. She also asked if the identified compact residential areas could include condominiums.

Gary Bent, Mansfield Hollow Road and representing the Eastern Connecticut Green Action Committee, spoke to his concerns about global warming and the expansion of the Algonquin natural gas pipeline in Town. He stated that natural gas also emits carbon dioxide and urged the Town to request of its legislators that they oppose the expansion.

Lois Happe, Olsen Drive, thanked the PZC and staff for their work and urged everyone to view Mansfield within a larger context. She commented that the expansion of the natural gas pipeline will be felt locally since a larger pipe line will result in more leakage, breaks and emissions.

George Rawitscher, Codfish Falls Road, commented that he is pleased that the Mansfield Tomorrow Plan looks both forward and backward and asked the Commission to focus on plan implementation, particularly Goals 2.4 and 2.5 regarding climate change.

Miriam Kurland, Wormwood Hill Road, complimented the PZC on its efforts on the Plan and urged the Commission to closely review the forthcoming comments of the Sustainability Committee. She also commented on the need to repair existing infrastructure and not build more gas lines and asked that the Town adopt a declaration against pipe line expansion.

David Nelson, Fort Griswold, expressed support for the previous statements adding that the Town should have a committee to address the inevitable changes that will happen as a result of climate change.

Jim Morrow, Chair of the Open Space Committee, thanked the Commission and staff for their work and noted the Open Space Committee comments reinforce the role open space plays in the Town's finances and economic growth.

Pat Suprenant, Gurleyville Road, thanked the Commission and participants in the process and expressed concern with the following aspects of the plan: future plans for development of Mansfield Depot if passenger rail returns; the lack of references to the CWC water project and associated connection restrictions identified in the draft DEEP permit; lack of reference or detail on overlay zones intended to prevent induced development along the new CWC pipeline route; possible locations of cluster development; lack of reference to specific flora, fauna and wildlife species in Chapter 2; the disconnect between sustainability principles and importing water from another area of the state; the lack of metrics such as maximum population or number of units the town can support; and the impacts of growth on cost of community services and state revenues.

Arthur Smith, Mulberry Road, commented on the lack of an identified number for the targeted population size; noted concern that while UConn is part of the community, the Town has very little control over how the university grows; suggested the Town set up a system of rights of first refusal and should use tax abatements for acquiring open space; urged the Town to work with DEEP to assist in monitoring self-reporting on projects; expressed concern with public-private partnerships and financial transparency of those partnerships; questioned the sewage capacity of the UConn system; identified a lack of commitment from UConn with regard to future biosafety labs; identified the need for more detail on the potential use of formulas to establish the number of dwelling units allowed by right; urged a commitment for making all parks in Town handicap accessible; suggested that rural character is also about lifestyle and that the town has been taking on more urban issues such as smoking and dog waste; noted that the WRTD bus program is underfunded resulting in long-term reliability concerns; and suggested that third party involvement is needed to ensure town open space acquisitions are protected in perpetuity and not subject to political changes at the Town Council.

Eva Csejtey, Browns Road, commented on the differences between addressing global warming and being resilient and indicated that the Town needs a specific plan to address the impacts of global warming such as flooding and drought.

Anthony Gioscia, Stafford Road, expressed appreciation for the time spent on the Plan and spoke in support of the rural commercial designation for the corner of Rte. 195 and Rte. 32.

M. Hall MOVED and B. Pociask seconded to continue the public hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development to the Monday, April 6, 2015 Planning and Zoning Commission meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **Re-Subdivision application, 101 East Road, C. & L. Niarhakos, PZC File #293-2**
Tabled to the 3/16/2015 Public Hearing

New Business:

- a. **Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road, East Brook F, LLC, East Brook T, LLC, and East Brook W, LLC; PZC File #432-6**
B. Ryan MOVED and K. Holt seconded to receive the Special Permit application File number PZC 432-6, submitted by East Brook F, LLC; East Brook T, LLC; and East Brook W, LLC for a commercial recreation use with restaurant on property located at 95 Storrs Road, owned by the applicants, as shown on plans dated 2/16/15, and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for 05/04/15. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

- a. Zoning Focus Group Update

Painter updated the Commission on the ongoing work of the Zoning Focus Group and distributed a hard copy of the packet that had been emailed to members prior to the February 23, 2015 meeting. Copies of sections will be provided to the Commission for its review as the staff and focus group complete their edits. The next meeting is scheduled for March 9, 2015.

Reports from Officers and Committees:

- a. **Chairman's Report** – No field trip is needed.
- b. **Regional Planning Commission** – The March 19, 2015 meeting will be in Mansfield beginning at 7:00 p.m.; a tour of Storrs Center will be held at 6:00 p.m.
- c. **Regulatory Review Committee** – The Committee continues to meet as part of the Zoning Focus Group.
- d. **Planning and Development Director's Report** – No additional comments were offered.

Communications and Bills:

The DEEP Water Diversion Permit Public Hearing will take place in the Council Chamber on March 25, 2015 beginning at 6:00 p.m.

Adjournment:

The meeting was adjourned at 8:27 p.m. p.m. by the Chair.

Respectfully submitted,

Katherine Holt, Secretary